



7495 NW 48th St, Miami, FL 33166

\$3,275,000

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16,855 Sq. Ft. office building, zoned for uses in IU-2, and IU-1 Districts

Details

Asking Price	\$3,275,000	Property Type	Office
Subtype	Executive Office, Medical Office, Creative Office	Class	B
Tenancy	Vacant	Square Footage	16,855
Year Built	1965	Buildings	1
Stories	1		

Marketing Description

16,855 Sq. Ft. building, comprised of 12,841 Sq. Ft. of office space and 3,159 Sq. Ft. of retail space. Strategically located in Unincorporated Miami-Dade County's Opportunity Zone, in close proximity to the municipalities of Doral, Medley, Miami Springs, Virginia Gardens, and Miami.

The building's Primary Zone is 7300: Industrial Heavy Manufacturing, and its current Primary Land Use is 1713: Office Building One-Story, with a Retail Store in its Certificate of Use. Zoned for uses in both IU-2 and IU-1 Districts.

Some of the uses in the IU-2 District include: Asphalt drum mixing plants which produce less than one hundred fifty (150) tons per hour in self-contained drum mixers, movie and television studios with indoor sound stages/studios and outdoor lots/backlots, cement and clay products manufacturing, such as concrete blocks, pipe, etc., and soap manufacturing plants.

Zoning IU-2 allows every use permitted in the IU-1 District, except adult entertainment uses as defined in Section 33-259.1, and private schools and nonpublic educational facilities as defined in Section 33-151.11.

Some of the uses permitted in the IU-1 District include: Adult day care centers, aircraft hangars and repair shops, aircraft assembling and manufacturing, animal hospitals within soundproof, air-conditioned buildings, armories, arsenals, auditoriums, bakeries—wholesale only with incidental retail uses, and banks. Also permitted are breweries (not farm related and subject to conditions), dispensing facilities for low-THC or medical cannabis, office buildings, pharmaceutical storage, police and fire stations, post offices including self-service post offices, stations and branches, and mail processing centers, radio and television transmitting stations and studios, salesrooms and storage show rooms—wholesale.

Additionally, the IU-1 District permits retail sales subject to the following conditions: (1) the primary and permitted industrial use shall be the manufacture or assembly of the products being offered for sale; and (2) the retail sales area shall not exceed fifteen (15) percent of the total floor area of the subject premises under a single certificate of use and occupancy.

The retail sales use subject to the above conditions include:

Antique and secondhand goods shops, apparel stores, art and crafts supplies and finished products, art galleries, bait and tackle shops, bakeries, bicycle sales, rentals and repairs (nonmotorized,) card shops, confectioneries, ice cream stores and dairy stores, drugstores, florist shops, furniture stores less than ten thousand (10,000) square feet, gift stores, grocery stores, supermarkets, fruit stores, health food stores, meat and fish markets and other similar food stores. Hardware stores less than ten thousand (10,000) square feet, jewelry stores, leather goods and luggage shops, liquor package stores, optical stores, paint and wallpaper stores less than ten thousand (10,000) square feet, photograph studios and photograph supply stores, pottery shops, shoe stores and shoe repair shops, sporting goods stores, tobacco shops, telecommunications hubs, utility work centers—power and telephone, etc., vending machine sales and service, veterinarians, and warehouses for storage or products in the form sold in a BU District.

FOR A COMPLETE LIST OF UNINCORPORATED MIAMI-DADE COUNTY ZONING USES AND REQUIREMENTS VISIT, Miami - Dade County, Florida - Code of Ordinances Chapter 33 - ZONING, AND CONSULT WITH A LOCAL ZONING EXPERT.

This building has the location, the structure, the electrical, the mechanical, the network infrastructure, and the zoning necessary to make it ideal for businesses requiring to be in zoning districts IU-1 and IU-2. Currently, the building is designed for office and retail use. Portions of the building can easily be converted for warehouse use. This mixed-use, with professional planning, will meet Miami-Dade County's current parking requirements for each separate use such as: Warehouse, Office, and Retail. Once the minimum parking requirements are met, there is additional parking that the Zoning Director may allow: "Off-street parking," "parking on setbacks," and "reduction for joint use of parking spaces."

Some of the additional uses that will immediately meet parking requirements include: Wholesale showrooms, Adult Day Care Centers, Warehousing with offices and Retail, Telecommunications Hubs, Packing Plants, and additional uses as stated in the zoning code.

FOR COMPLETE INFORMATION ABOUT UNINCORPORATED MIAMI-DADE COUNTY ZONING OFF-STREET PARKING REQUIREMENTS VISIT: Miami - Dade County, Florida - Code of Ordinances Chapter 33 - ZONING ARTICLE VII. - OFF-STREET PARKING Sec. 33-124. - Standards AND CONSULT WITH A LOCAL ZONING EXPERT.

The building received its 40-year Structural, Electrical, and Roof Certifications in 2015. The building's construction is composed of concrete slab floors, CBS exterior walls with a height factor above 16 Ft., columns, tie columns, and concrete slab roof. The Electrical includes six electrical panels ranging from 200 - 400 Amps. It is wired for modern telecommunications and internet, and it includes security cameras, fire alarm system, card-access keypads, and a Kohler Generator 75KW, with a 150 gallon diesel tank.

For a 3D tour of the space please click here: <https://app.immoviewer.com/portal/tour/2090273> (<https://app.immoviewer.com/portal/tour/2090273>)

Location (1 Location)



Property Photos (21 photos)

